048.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,100 / 790,100
					USE VALUE:	790,100 / 790,100
					ASSESSED:	790,100 / 790,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT JAMES M/TRUSTEE &	
Owner 2:	GLICK JUDITH K/TRUSTEE	
Owner 3:	WEBCOWET ROAD 68 REALTY TR	
Street 1:	68 WEBCOWET ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BENNETT JAMES M--ETAL -
Owner 2:	GLICK JUDITH K -
Street 1:	68 WEBCOWET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,166 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1927, having primarily Stucco Exterior and 2036 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6166.000	306,100		484,000	790,100
Total Card	0.142	306,100		484,000	790,100
Total Parcel	0.142	306,100		484,000	790,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.99 | /Parcel: 387.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34171
GIS Ref
GIS Ref
Insp Date 11/30/18

!4077!

PREVIOUS ASSESSMENT

Parcel ID 048.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,100	0	6,166.	484,000	790,100	790,100	Year End Roll	12/18/2019
2019	101	FV	264,900	0	6,166.	514,200	779,100	779,100	Year End Roll	1/3/2019
2018	101	FV	264,900	0	6,166.	375,100	640,000	640,000	Year End Roll	12/20/2017
2017	101	FV	264,900	0	6,166.	326,700	591,600	591,600	Year End Roll	1/3/2017
2016	101	FV	264,900	0	6,166.	278,300	543,200	543,200	Year End	1/4/2016
2015	101	FV	235,100	0	6,166.	272,200	507,300	507,300	Year End Roll	12/11/2014
2014	101	FV	235,100	0	6,166.	223,800	458,900	458,900	Year End Roll	12/16/2013
2013	101	FV	235,100	0	6,166.	213,000	448,100	448,100		12/13/2012

PRINT

Date	Time
12/10/20	19:09:38

LAST REV

Date	Time
04/09/19	15:32:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4077

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT JAMES M	65913-435		8/14/2015	Convenience	1	No	No		
	17171-505		7/1/1986		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
2/10/2009	Meas/Inspect	189	PATRIOT
4/15/2000	Inspected	270	PATRIOT
3/7/2000	Measured	197	PATRIOT
8/21/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6166		Sq. Ft.	Site		0	80.	0.98	1									483,987						484,000	

Total AC/HA: 0.14155 | Total SF/SM: 6166 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,987 | Spl Credit | Total: 484,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23139524
Const Adj.:	0.99693000
Adj $ / SQ:	153.452
Other Features:	82100
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443676
Depreciation:	137540
Depreciated Total:	306137

COMMENTS

OF=SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

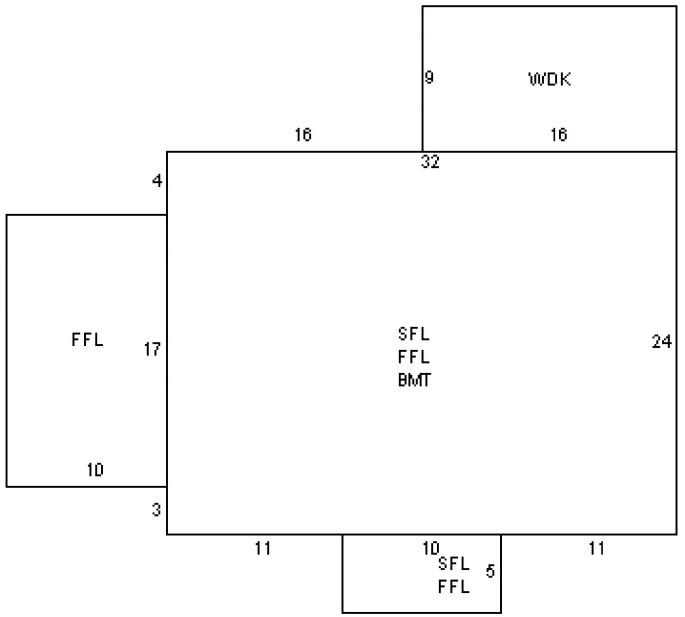
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	m
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.80
Special Features:	0	Val/Su Net:	112.62
Final Total:	306100	Val/Su SzAd	169.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	153.450	151,610
SFL	Second Floor	818	153.450	125,524
BMT	Basement	768	55.010	42,250
WDK	Deck	144	12.900	1,858

Net Sketched Area:	2,718	Total:	321,242

Size Ad	1806	Gross Are	2718	FinArea	2036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1982	0.00	T	29.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

048.0-0004-0010.0

IMAGE

AssessPro Patriot Properties, Inc